

Grantee: Tucson, AZ

Grant: B-08-MN-04-0507

July 1, 2015 thru September 30, 2015 Performance Report



Grant Number:

B-08-MN-04-0507

Obligation Date:**Award Date:****Grantee Name:**

Tucson, AZ

Contract End Date:

03/25/2013

Review by HUD:

Submitted - Await for Review

Grant Award Amount:

\$7,286,911.00

Grant Status:

Active

QPR Contact:

Joyce Alcantar

LOCCS Authorized Amount:

\$7,286,911.00

Estimated PI/RL Funds:

\$4,000,000.00

Total Budget:

\$11,286,911.00

Disasters:

Declaration Number

No Disasters Found

Narratives

Areas of Greatest Need:

Funds have been targeted in census tracts that have been designated as those with high foreclosure rates.

Distribution and and Uses of Funds:

The City of Tucson will spend 27.7% of the grant fund meeting the 25% set aside requirement, assisting families earning less than 50% of area median income in the designated target areas.

\$720,000 of the administration funds have been fully obligated.

The balance of the grant has been to purchase foreclosed homes to be sold under a Land Trust model to individuals/families who earn between 50 and 65% of area median income.

Definitions and Descriptions:

Ensuring Continued Affordability:

Rental units will be rented through the City of Tucson's El Portal program, with rents not to exceed Low-HOME rents, published annually, as established by HUD. Resale units will be sold through the Pima County Community Land Trust. These sales shall have a 99-year leasehold agreement, automatically renewable for an additional 99 years, with a resale restriction that limits equity to 25%. All initial buyers and subsequent buyers must be between 50% and 80% Area Median Income (AMI). All mortgages shall not exceed 35% of their gross annual income.

Definition of Blighted Structure:

Blighted structures shall be defined by reference to the City of Tucson's Neighborhood Preservation Ordinance (NPO) Section 16-14 titled "Dilapidated and Vacant Buildings and Structures; Building and Structures Constituting a Nuisance" and; Section 16-20 titled "Slum Properties, and the definitions section from Arizona Revised Statutes Title 36 - Public Health and Safety Article 3 - Slum Clearance and Redevelopment (1471). (2) and (18) "Blighted Area" and "Slum Area". The City of Tucson will not set aside any NSP 3 funding for demolition.

Definition of Affordable Rents and Income Limits

Affordable rents shall not exceed Low HOME rents as defined by HUD by bedroom size. Income limits shall not exceed 50% AMI for rental units, and shall not exceed 80% AMI for home purchasing, as defined and established by HUD.

Low Income Targeting:

The City of Tucson will purchase homes to be used as permanent rentals to families earning less than 50% of area median income.

Acquisition and Relocation:

The City of Tucson has designed their program so that relocation will not be necessary. Should a property require relocation of residents, The City will follow established and required URA.



Public Comment:

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$11,286,911.00
Total Budget	\$0.00	\$11,286,911.00
Total Obligated	\$959.28	\$10,644,921.26
Total Funds Drawdown	\$7,923.99	\$10,623,548.08
Program Funds Drawdown	\$0.00	\$7,271,597.96
Program Income Drawdown	\$7,923.99	\$3,351,950.12
Program Income Received	\$959.28	\$3,358,010.26
Total Funds Expended	\$17,903.52	\$10,636,240.84
Match Contributed	\$0.00	\$0.00

Progress Toward Required Numeric Targets

Requirement	Required	To Date
Overall Benefit Percentage (Projected)		0.00%
Overall Benefit Percentage (Actual)		0.00%
Minimum Non-Federal Match	\$0.00	\$0.00
Limit on Public Services	\$1,093,036.65	\$0.00
Limit on Admin/Planning	\$728,691.10	\$834,340.00
Limit on State Admin	\$0.00	\$834,340.00

Progress Toward Activity Type Targets

Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$1,821,727.75	\$2,765,594.82

Overall Progress Narrative:

NSP1 - The following is progress thru September 30, 2015:

Original NSP1 grant funds have been expended, leaving Program Income to be utilized for additional home purchases and rehabilitation work.

The City of Tucson has completed the task, exceeding expectations, of purchasing homes within the NSP1 boundaries, then conveying to the Pima County Community Land Trust (PCCLT) for the rehabilitation and sale to qualified buyers.

No Additional homes were purchased this quarter.

NSP1 Program Income funds were used to purchase the final 3 homes by September 2014. The cost of purchasing the homes exceeded the amount available to complete the rehabilitation work for the 3 homes. The following addresses were purchased with NSP1 Program Income (by September 2014), but because they are also located within the NSP3 boundaries, costs for the rehabilitation will be paid for out

of the NSP 3 budget. Addresses are:

6079 S. Avenue De La Chandelle, Tucson, AZ 85746

1448 W. Argyle, Tucson, AZ 85746

1932 W. Nava Drive, Tucson, AZ 85746

The City will not be purchasing additional homes until existing PCCLT housing stock has been rehabilitated and sold to qualified buyers. After homes have been sold and additional program income has been generated, the City will determine whether or not there will be enough funds to purchase additional homes.

The PCCLT sold 2 homes this quarter; beneficiary data is included in this report. Addresses are:

1983 W. Cabernet Drive, Tucson, AZ 85746

6079 S. Avenue De La Chandelle, Tucson, AZ 85746

The 25% Set-aside for individuals/families at or below 50% AMI has been exceeded. Program Income is being monitored so that additional rental units can be purchased when required. Rental units are assigned to the City of Tucson's EI Portal rental program. Units are currently available for rent to tenants at or below 50% AMI. There are 23 NSP1 rental units. All are occupied with 2 new tenants this quarter. Beneficiary data is included in this report.

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
0001, Acquisition General	\$0.00	\$10,235,673.07	\$6,778,270.12
0002, NSP Rehabilitation Rental	\$0.00	\$0.00	\$0.00
0004, NSP Rehabilitation Resale	\$0.00	\$0.00	\$0.00
0005, NSP Disposition	\$0.00	\$0.00	\$0.00
0006, NSP Administration	\$0.00	\$1,051,237.93	\$493,327.84



Activities

Project # / Title: 0001 / Acquisition General

Grantee Activity Number: 9535

Activity Title: Rehabilitation of Residential Structures

Activity Category:

Disposition

Project Number:

0001

Projected Start Date:

03/23/2009

Benefit Type:

Direct (Household)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Acquisition General

Projected End Date:

04/15/2010

Completed Activity Actual End Date:

Responsible Organization:

City of Tucson - EI Portal Rental Program, managed by

Overall

Total Projected Budget from All Sources

Jul 1 thru Sep 30, 2015

N/A

To Date

\$2,765,594.82

Total Budget

\$0.00

\$2,765,594.82

Total Obligated

\$0.00

\$2,723,595.12

Total Funds Drawdown

\$0.00

\$2,723,595.12

Program Funds Drawdown

\$0.00

\$2,042,133.58

Program Income Drawdown

\$0.00

\$681,461.54

Program Income Received

\$959.28

\$261,335.58

Total Funds Expended

\$0.00

\$2,723,595.12

City of Tucson - EI Portal Rental Program, managed by

\$0.00

\$0.00

City of Tucson1

\$0.00

\$2,723,595.12

Match Contributed

\$0.00

\$0.00

Activity Description:

Acquisition and rehabilitation of 17 foreclosed properties under the NSP for use as permanent rentals for client households that earn under 50% AMI.

These properties will be managed by the City of Tucson EI Portal program. While still owned by the City of Tucson, an outside agency manages the homes. All new leases of these 17 homes will be to households below 50% AMI.

Location Description:

Tucson, Arizona

Activity Progress Narrative:

No expenditures for this activity during this quarter, however, the activity will remain open until all NSP1 Program

Income has been expended. At that time, the City will determine whether or not there will be enough funds to purchase additional homes for the purpose of renting to families/individuals at or below 50% AMI. The rental homes are maintained in the City of Tucson's EI Portal rental portfolio.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	25/17

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	23/17
# of Multifamily Units	0	0/0
# of Singlefamily Units	0	23/17

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Permanent Jobs Created	0	0	0	0/0	0/0	0/0	0

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	2	0	2	29/17	0/0	29/17	100.00
# Renter Households	2	0	2	29/17	0/0	29/17	100.00

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number: 9537

Activity Title: Rehabilitation of Residential Structures

Activity Category:

Disposition

Project Number:

0001

Projected Start Date:

03/23/2009

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Acquisition General

Projected End Date:

04/15/2010

Completed Activity Actual End Date:

Responsible Organization:

Pima County Community Land Trust (PCCLT)

Overall

Total Projected Budget from All Sources

Jul 1 thru Sep 30, 2015

N/A

To Date

\$7,470,078.25

Total Budget

\$0.00

\$7,470,078.25

Total Obligated

\$959.28

\$7,079,340.29

Total Funds Drawdown

\$2,340.48

\$7,065,612.96

Program Funds Drawdown

\$0.00

\$4,736,136.54

Program Income Drawdown

\$2,340.48

\$2,329,476.42

Program Income Received

\$0.00

\$3,022,572.11

Total Funds Expended

\$0.00

\$7,065,612.96

Pima County Community Land Trust (PCCLT)

\$0.00

\$7,065,612.96

Match Contributed

\$0.00

\$0.00

Activity Description:

Acquisition, rehabilitation and disposition of 37 foreclosed homes for resale to client households earning up to 80% AMI through the Pima County Community Land Trust. The Land Trust will have a land lease on these homes for 99 years, automatically renewable for an additional 99 years, that will maintain long-term affordability. The owners may not convey the home without Pima County Community Land Trust involvement and may only receive 25% of equity, if any, in addition to full return of their investment, if proceeds from a future sale allow.

Location Description:

Tucson Arizona

Activity Progress Narrative:

No expenditures for this activity during the quarter, however \$2,340.48 was drawn from Treasury for expenditures during the previous quarter. The City will not be purchasing additional homes until existing PCCLT housing stock has been rehabilitated and sold to qualified buyers. After homes have been sold and additional program income has been generated the City will determine whether or not there will be enough funds to purchase additional homes.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	2	40/37

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	2	36/37
# of Singlefamily Units	2	36/37

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Permanent Jobs Created	0	0	0	0/0	0/0	0/0	0

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	2	2	27/37	12/0	39/37	100.00
# Owner Households	0	2	2	27/37	12/0	39/37	100.00

Activity Locations

Address	City	County	State	Zip	Status / Accept
---------	------	--------	-------	-----	-----------------

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Project # / Title: 0004 / NSP Rehabilitation Resale

Grantee Activity Number:	9538
Activity Title:	NSP Rehabilitation Resale

Activity Category:
Rehabilitation/reconstruction of residential structures

Project Number:
0004

Projected Start Date:
03/23/2009

Benefit Type:
Direct (HouseHold)

Activity Status:
Planned

Project Title:
NSP Rehabilitation Resale

Projected End Date:
04/15/2010

Completed Activity Actual End Date:



National Objective:

NSP Only - LMMI

Responsible Organization:

Pima County Community Land Trust (PCCLT)5

Overall	Jul 1 thru Sep 30, 2015	To Date
Total Projected Budget from All Sources	N/A	\$0.00
Total Budget	\$0.00	\$0.00
Total Obligated	\$0.00	\$0.00
Total Funds Drawdown	\$0.00	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$0.00
Pima County Community Land Trust (PCCLT)5	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Rehabilitation of 26 foreclosed dwelling units to be resold through the Community Land Trust model.
 UPDATE: This was zeroed out and moved to Acquisition for LMMI activity.

Location Description:

Tucson, Arizona

Activity Progress Narrative:

No expenditures in this activity during the quarter. The City is tracking the amount of Program Income and will not be purchasing additional homes until existing PCCLT housing stock has been rehabilitated and sold to qualified buyers. After homes have been sold and additional program income has been generated, the City will determine whether or not there will be enough funds to purchase additional homes.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	3/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	3/0

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	11/0	0/0	11/0	100.00



Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Project # / Title: 0006 / NSP Administration

Grantee Activity Number: 9123

Activity Title: NSP Administration

Activity Category:

Administration

Project Number:

0006

Projected Start Date:

03/23/2009

Benefit Type:

()

National Objective:

N/A

Activity Status:

Under Way

Project Title:

NSP Administration

Projected End Date:

04/15/2010

Completed Activity Actual End Date:

Responsible Organization:

City of Tucson1

Overall

Total Projected Budget from All Sources

Jul 1 thru Sep 30, 2015

N/A

To Date

\$1,051,237.93

Total Budget

\$0.00

\$1,051,237.93

Total Obligated

\$0.00

\$841,985.85

Total Funds Drawdown

\$5,583.51

\$834,340.00

Program Funds Drawdown

\$0.00

\$493,327.84

Program Income Drawdown

\$5,583.51

\$341,012.16

Program Income Received

\$0.00

\$74,102.57

Total Funds Expended

\$17,903.52

\$847,032.76

City of Tucson1

\$17,903.52

\$847,032.76

Match Contributed

\$0.00

\$0.00

Activity Description:



Location Description:

Tucson, Arizona.

Activity Progress Narrative:

Administration expenditures are to cover salaries of employees who continue to work on the NSP1 program. Staff who continue to work on the NSP1 program are the Project Supervisor, Project Coordinator, Facilities Project Coordinator, and Principal Accountant.

This quarter \$17,903.52 was expended of which \$12,692.76 will be drawn down from Treasury during the next quarter. The amount drawn from Treasury this quarter is \$372.75, and covers the previous quarter administrative expenditures.

Accomplishments Performance Measures

No Accomplishments Performance Measures

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources
